Design Requirements – Green Amenities Scoring Matrix

The Green Amenities Scoring Matrix below helps developments achieve additional points based on their Green Amenities Score. Below the Green Amenities Scoring Matrix is a scale for the number of green amenities points earned by each development based on the Green Amenities Scoring Matrix.

Location and Neighborhood Fabric	
Project location must include only parcels of land previously developed beyond agriculture or forestry use.	1
Locate project site within 3 miles of an existing or planned biking or greenway network**.**	1
Include the development or redevelopment of at least 5,000 sq.ft of office, retail, and commercial space within the development.	1 per 5,000 sq. ft. Max. score = 4
Design residential units at minimum average density more than seven dwelling units per acre of buildable land.	1
Locate project on a brownfield, contaminated, adaptive reuse or obsolete site.	1
Create a public park maintained as part of project development.	2
Locate project within one-tenth mile of government-recognized historic building or district.	1
Locate project site within ¼ mile of at least 4 neighborhood shops, services, and facilities.	1
The front façades of at least 80% of all buildings must be no more than 20 feet from the front property line, or internal street setback on private roads.	1
No blank (without doors or windows) walls longer than 50 feet should occur along sidewalks.	1

Design residential units at minimum average density of seven or more dwelling units per acre of buildable land.	1
For projects that include twenty or more residential units; design a minimum of three different housing types and sizes within the project.	1
Design sidewalks or suitable pathways linking residential development to public spaces, open spaces and adjacent development.	1
Materials	
Reuse existing buildings or facades as part of new residential development.	3
Reuse building materials from previous structures. 5% reused materials earns a score of 1. 10% or more reused material earns a score of 2.	Maximum= 2
Develop and implement a construction waste management plan to reduce the amount of material sent to the landfill. 50% of construction waste diverted from disposal earns a score of 1. 75% of construction waste diverted from disposal earns a score of 2.	Maximum = 2
Use materials with recycled content; provide calculation for recycled content percentage based on cost or value of recycled content in relation to total materials for project. 10% materials with recycled content earns a score of 1. 15% materials with recycled content earns a score of 2. 20% materials with recycled content earns a score of 3.	Maximum = 3
Use at least 50 percent (by cost or value) wood products and materials that are certified in accordance with the Forest Stewardship Council, salvaged wood or engineered framing materials.	3

Site Improvements	
Provide for restoration and maintenance of native habitat within project site.	2
Provide and maintain a public biking or greenway network within the project site that connects to an existing or planned biking or greenway network.	2
Design street trees to be planted between the vehicle travel way and sidewalk at intervals of no greater than 40 feet.	1
Design trees or other structures to provide shade within five years of project occupancy over at least half the length of sidewalks included within or contiguous to the project.	1
Provide and maintain a safe and comfortable transit stop within the project site.	2
Provide recycling facilities and programs to residents. (Points are available for developments that provide on site recycling facilities or programs in areas that do not have them or provide facilities or programs beyond what may already be provided.)	2
Orient Building to make the greatest use of passive solar heating and cooling.	1
Water Conservation	
If irrigation is necessary, use recycled gray water, collected site run-off or an irrigation system that will deliver up to 95 percent of the water supplied.	4
Energy Efficiency	
Use Energy Star-labeled lighting fixtures for 40% of all interior unit fixtures and use Energy Star or high-efficiency commercial grade fixtures in all common areas.	2
New Construction R Values for building envelope should be as follows: Exterior Walls R-19, Roof R-49, and Slab R-10.	3

Acquisition/Rehab: Perform an energy analysis of existing building condition, estimate costs of improvements, make those improvements with a 15 year or shorter payback.	2
Install Energy Star rated furnace (s) and air conditioner (s)	2
Install Energy Star rated domestic hot water heater	1
Install Photovoltaic Panels to provide at least 10 percent of the project's estimated electricity demand.	3
Site, design, engineer and wire the development to accommodate installation of Photovoltaic Panels in the future.	2
Provide renewable energy sources for residents. 2.5% energy from a renewable source earns a score of 2. 7.5% energy from a renewable source earns a score of 3. 12.5% energy from a renewable source earns a score of 4.	Maximum = 4
Use Energy Star compliant and high emissive roofing and/or install a green (Vegetated) roof for at least 50 percent of the roof area or a combination of high-albedo and vegetated roof covering for 75 percent of the roof area.	3
Specify direct vented or combustion sealed water heaters if the heater is located in a conditioned space.	1
Healthy Living Environment	
If using carpet, use the Carpet and Rug Institute's Green Label certified carpet and pad.	1
New Construction: Install Energy Star labeled bathrooms fans that exhaust to the outdoors which has a humidistat sensor or timer or operates continuously.	1
New Construction: Install Energy Star labeled power ventilated fans or range hoods that exhaust to the exterior.	1

New Construction: Install a ventilation system for the dwelling unit that provide 15 cubic feet per minute of fresh air, per occupant.	1
Operations and Maintenance	
Provide a manual that includes the following: a routine maintenance plan; instructions for all appliance, HVAC operation, water system turn offs, lighting equipment and other systems that are a part of each occupancy unit; an occupancy turnover plan that describes in detail the process of educating the tenant about proper use and maintenance of all building systems; and information on how to maintain the green features of the site, including paving materials and landscaping.	1
Provide a guide for homeowners and renters that explains the intent, benefits, use and maintenance of green building features, and encourages additional green activities such as recycling, gardening and use of healthy cleaning materials	1
Provide a walk-through and orientation to the homeowner or new resident that reviews the building's green features, operations and maintenance.	1

Green Amenities Scoring Matrix

The scale for determining the number of points earned for green amenities is below:

Score of 0 – 12	= 2 Points
Score of 13 – 24	= 4 Points
Score of 25 – 36	= 6 Points
Score of 37 – 48	= 8 Points
Score of 49 - 60	= 10 Points
Score of 61 – 75	= 13 Points